



HORNSEY ROAD | | LONDON | N7 6DG

ASKING PRICE £1,750,000

LIVINGS  
LIVINGSPACE  
ESTATE AGENTS

HORNSEY ROAD |  
LONDON | N7 6DG  
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A RARE FREEHOLD INVESTMENT OPPORTUNITY AT HORNSEY ROAD, LONDON N7, JUST MOMENTS FROM ARSENAL STADIUM, COMPRISING FOUR SELF-CONTAINED AND FULLY LET RESIDENTIAL FLATS - A SPACIOUS THREE-BEDROOM WITH PRIVATE PATIO, TWO WELL-PROPORTIONED TWO-BEDROOM FLATS (ONE WITH A TERRACE), AND A BRIGHT ONE-BEDROOM TOP-FLOOR FLAT WITH ITS OWN TERRACE - PRODUCING A TOTAL ANNUAL RENTAL INCOME OF £107,640 WITH STRONG TENANCIES IN PLACE, OFFERING EXCELLENT GROSS YIELD, LONG-TERM CAPITAL APPRECIATION, AND STRONG TENANT DEMAND IN A THRIVING ZONE 2 NORTH LONDON LOCATION.

VIDEO TO EACH FLAT  
£1.895M

- TERRACED
- NO SPECIAL ACCESSIBILITY
- BALCONY
- 5 BATHROOMS
- NO PARKING
- GAS CENTRAL HEATING

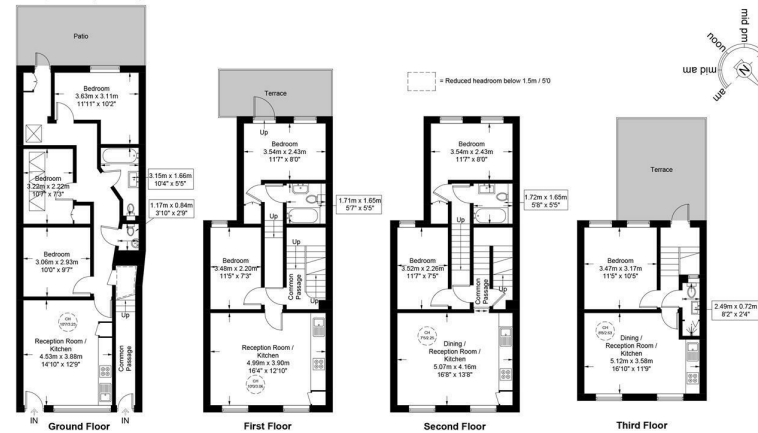
- KITCHEN
- LIVING ROOM
- DINING ROOM
- STUDY
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BEDROOM 4
- BEDROOM 5
- BEDROOM 6
- BATHROOM 1
- BATHROOM 2
- BATHROOM 3
- BATHROOM 4
- BATHROOM 5



Hornsey Road, N7

Approximate Gross Internal Area = 2330 sq ft / 216.5 sq m

Restricted Height = 13 sq ft / 1.2 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

COUNCIL TAX BAND C  
EPC RATING

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